

5.2 R-1 RESIDENTIAL SINGLE FAMILY DISTRICT

5.21 INTENT: This district is intended to provide for residential uses consisting primarily of single-family dwelling units and accessory structures by also including the permitted uses set forth in Section 5.22 below.

5.22 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Single-family dwellings;
2. Two family dwellings;
3. Manufactured homes which comply with the provisions of Article 8.3;
4. Public parks, buildings and grounds;
5. Child care homes;
6. Public uses: including but not limited to public parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems; and
7. Places of worship such as churches and synagogues.

5.23 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Home occupations in accordance with Article 8.2., not including barber and beauty shops.
2. Accessory uses and structures normally appurtenant to permitted uses and structures.

5.24 PERMITTED SPECIAL USES: A building or premises may be used for the following purpose in the R-1 Residential District if a special permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Medical clinics;
2. Mortuaries;
3. Child care center;
4. Museum and art galleries;
5. Nursing homes and assisted living facilities;
6. Public and private golf courses;
7. Retirement homes;
8. Bed and breakfast homes;
9. Townhouses;
10. Multifamily dwellings;
11. Home occupations involving barber and beauty shops;
12. One person, self-employed carpenter, cabinet-maker, welder, or radiator repair, which may be restricted by the requirements of the “home occupation” definition Section 3.3;
13. Public and parochial schools;
14. Exercise Facility; and
15. Tanning Business.

5.25 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as special uses shall be prohibited from the R-1 Residential District. The keeping or harboring of horses, cattle, sheep, goats, mules, rabbits, poultry or similar domestic animals, or any wild animals, shall not be a permissible use, under any circumstances, in R-1 Residential Districts.

5.26 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

a) General Requirements:

	<u>Lot Area</u> <u>(Sq. Ft.)</u>	<u>Lot</u> <u>Width</u>	<u>Required</u> <u>Front</u> <u>Yard(f)</u>	<u>Required</u> <u>Side</u> <u>Yard</u>	<u>Required</u> <u>Rear</u> <u>Yard</u>	<u>Height</u>
Single Family Dwelling	7,500	50'	25'	7'	25'	35'
Two Family Dwelling	3,750 Per Family	50'	25'	7'	25'	35'
Multifamily Dwelling	12,000 or 6,000 Per Family	50'	25'	7'	25'	35'
Other Permitted Uses	8,000	50'	25'	7'	25'	35'

b) Land located within the corporate limits of the City on or before February 3, 1977, the minimum lot area for single-family dwellings shall be five thousand five hundred (5,500) square feet, and the minimum width of each such lot shall be fifty (50) feet;

c) Buildings on corner lots shall provide front yard setbacks of twenty (25) feet on one street side and twelve (12) feet on the other front yard and designate remaining yards as one rear and one side yard;

d) Building and structures shall not exceed two and one half (2 ½) stories in height;

e) The side yard setback between individual units of two-family dwellings may be reduced to zero, if a one-hour fire rated constructed common wall between units starting at the basement level and continuing through to the roof line is maintained;

f) Front Yard: In the instances where the property fronts on a Federal Aid Primary or Secondary street or highway, there shall be a minimum front yard of not less than a depth of one-hundred (100) feet from the center line of a Federal Aid Primary or Federal Aid-Secondary designated street or highway or thirty-five (35) feet from the property line, whichever is greater.

- g) The minimum width of each lot shall be fifty (50) feet, and each lot shall have a depth of not less than one hundred and ten (110) feet;
 - h) Distance between structures: The minimum distances between a single family dwelling and another structure shall be ten (10) feet;
- 5.27 PARKING REGULATIONS:** Parking within the R-1 Residential District shall be in conformance with the provisions of Article 7 of this ordinance.
- 5.28 FENCE REGULATIONS:** Fences, walls and hedges within the R-1 Residential District shall be in conformance with the provisions of sections 8.8 and 8.9 of this ordinance.
- 5.29 VISIBILITY AT INTERSECTIONS:** On a corner lot within the R-1 Residential District, an unobstructed sight distance shall be provided for safe traffic operations in conformance with the provisions of section 8.8 of this ordinance.
- 5.210 SIGN REGULATIONS:** All signs shall be in conformance with the regulations provided herein and with the provisions of SECTION 8.10 of this Ordinance.
- 5.211 MAXIMUM LOT COVERAGE:** The maximum lot coverage shall not exceed forty (40) percent of the total lot area.